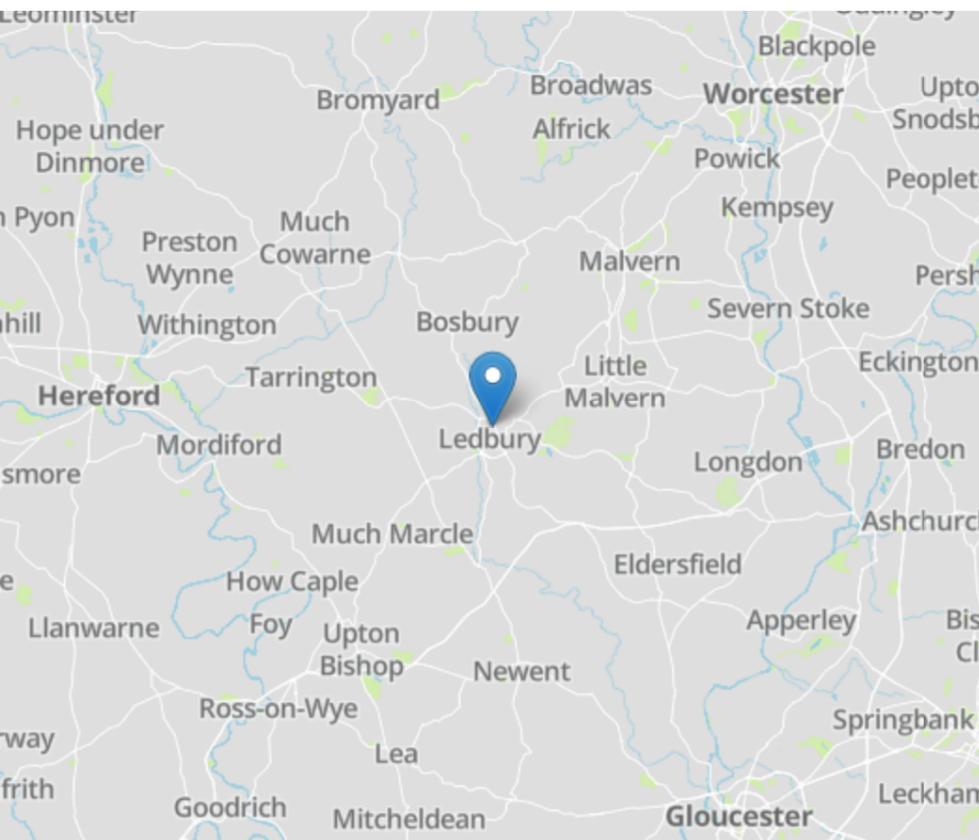




**DIRECTIONS**

From our office proceed on The Homend, at the traffic lights turn left continue down Orchard Lane where Leadon Bank can be found on the right hand side.



**GENERAL INFORMATION**

**Tenure**

Leasehold: Approximately 79 year remaining.

Service Charge: £438.23 per month

Ground Rent: £500 per annum.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band B

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MONDAY - FRIDAY 9.00 am - 5.30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	81	81

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

46 Leadon Bank  
Orchard Lane Ledbury HR8 1BY  
**£115,000**



- Set within walking distance of Ledbury town centre.
- Second floor retirement apartment.
- Available to the over 65's
- Wide range of on-site facilities.
- Well stocked communal garden.

Hereford 01432 343477

Ledbury 01531 631177



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## 46 Leadon Bank

### Situation and Description

Apartment 46 is situated on the second floor of this Shaw Healthcare retirement complex, which offers a wide range of onsite facilities to include 24 hour concierge service, restaurant, launderette, craft/hobby room, residents quiet lounge, hairdressers, well stocked communal gardens and ample parking for both residents and visitors. There are also extra care and assisted living facilities available if required. The apartment offers lounge/dining room, opening into the kitchen, wet room, large double bedroom with built-in wardrobe with a range of storage facilities.

In more detail the accommodation comprises:

### Inside

#### Communal Landing

the apartment is accessed from the communal landing where there is a seating area, postal rack. The door leads to:

#### Entrance Hall

with useful built-in Storage Cupboard, power points, wall mounted care call system, doors to:

#### Lounge/Dining Room

12' 9" x 13' 2" (3.89m x 4.01m) with window to rear and side, radiator, power points, television point, telephone point. Opening to:

#### Kitchen

8' 7" x 5' 11" (2.62m x 1.80m) with Velux window to roof, range of

laminated worktops with cupboards and drawers under, inset stainless steel sink, built in ceramic hob with stainless steel extractor hood over, eye level electric oven, eye level wall cupboards and shelving, space for fridge, tiled splashbacks, power points.

#### Bedroom

13' 5" x 13' 2" (4.09m x 4.01m) with window to rear with views towards woods, T.V point, telephone point, radiator, sliding doors to large built-in wardrobe with range of storage facilities.

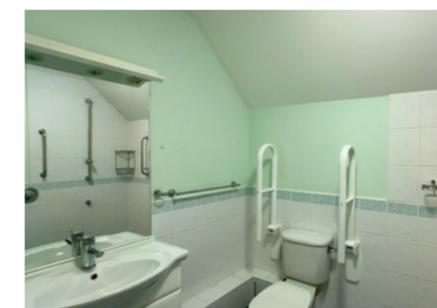
#### Wet Room

7' 4" x 7' 6" (2.24m x 2.29m) with shower, vanity unit with inset wash basin, low flush w.c., shaver point, extractor fan, radiator.

## Outside

### Approach and Gardens

Leadon Bank is accessed from Orchard Lane and leads to a large communal car park with ample spaces for residents and visitors. The garden of the property wraps around two sides and offers a large lawned area with inset well stocked shrub/floral beds, a meandering pathway which leads to a delightful raised sun terrace with shrub and floral borders.



### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- Lounge/Dining Room  
12'9 x 13'2 (3.89m x 4.01m)
- Kitchen  
8'7 x 5'11 (2.62m x 1.80m)
- Bedroom  
13'5 x 13'2 (4.09m x 4.01m)
- Shower/Wet Room  
7'4 x 7'6 (2.24m x 2.29m)

### And there's more...

- Retirement Apartment.
- Second Floor.
- One Double Bedroom.
- Many On-Site Facilities.
- Well stocked communal gardens.